

Date: February 8, 2018

To: Weber County Board of County Commissioners

From: Sean Wilkinson, AICP *SW*
Department Director, Community Development

Agenda Date: February 13, 2018

Subject: **Request for Approval to Sell Surplus Real Property (Parcel Number 02-042-0007)**

Documents:

- Aerial Image of Property (Exhibit A)
- Plat Map of Property (Exhibit B)
- Weber County Tax Deed (Exhibit C)
- Opinion of Value Letter (Exhibit D)
- Purchase and Sale Agreement (Exhibit E)
- Quit-claim Deed (Exhibit F)

Summary:

This parcel (02-042-0007) was struck off to Weber County at the 2014 tax sale. It is a 6,204 square foot lot located at 948 21st Street in Ogden City. Breiten Anderson recently approached the County about purchasing this lot. Weber County has no intended use for this property and the County Commission declared this parcel surplus to the County's needs on November 4, 2014. The legal description has been reviewed and approved by the County Surveyor's Office. The purchase price is \$21,000, which is the fair market value listed in an Opinion of Value Letter from a licensed real estate broker (see Exhibit D), as required by County code. All requirements of Weber County Code Article X. (Disposal of Surplus Property) §2-9-371 have been met.

Property Description:

02-042-0007

BEING A PART OF LOT 1, IN BLOCK 48, OF PLAT C OF OGDEN CITY SURVEY: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT, THENCE EAST 47 FEET, THENCE SOUTH 8 RODS, THENCE WEST 47 FEET, THENCE NORTH 8 RODS TO THE POINT OF BEGINNING.

Recommendation:

Sell Parcel 02-042-0007 to Breiten Anderson for \$21,000.

Fiscal Impact:

Weber County will recover the taxes owed when the property was struck off in 2014 and the administrative costs of maintaining and selling the property. The parcel will also be placed back on the County property tax rolls for future years.

Exhibit A



Exhibit B

BLOCK 48, PLAT C

TAXING UNIT: 25

IN OGDEN CITY

SCALE 1" = 50'

42

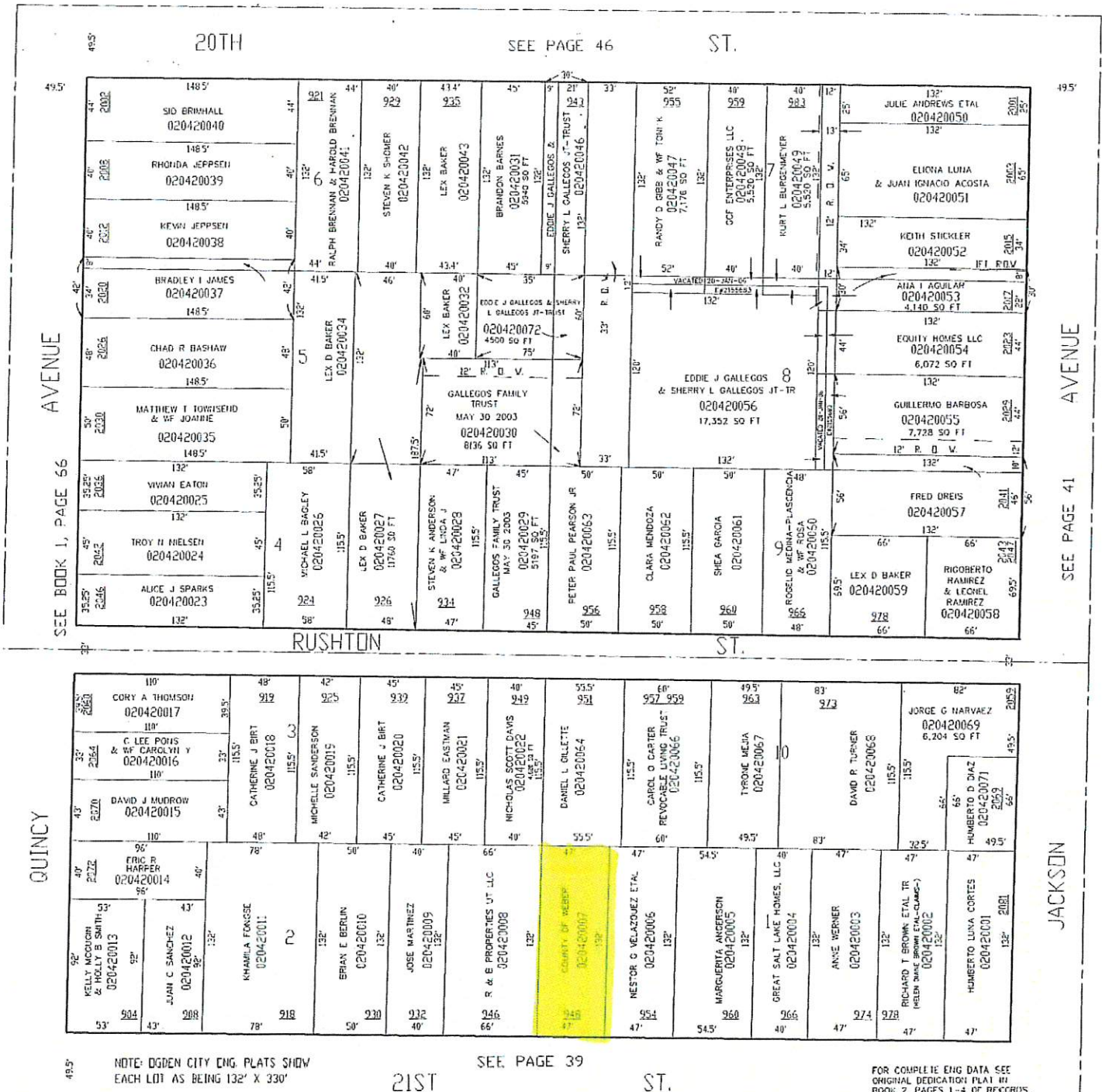




Exhibit C



W2691741

TAX DEED

EN 2691741 PG 1 OF 1
ERNEST D ROWLEY, WEBER COUNTY RECORDER
24-JUN-14 130 PM FEE \$0.00 DEP SPY
REC FOR: WEBER COUNTY CLERK/AUDITOR

The fee simple title to the property described in this entry and previously owned by:

KARY SERRANO

was sold and conveyed to the County of Weber on May 22, 2014 in payment of general taxes charged against the property as shown below. (It was offered at the tax sale and struck off to the county as no bids were placed.)

02-042-0007

BEING A PART OF LOT 1, IN BLOCK 48, OF PLAT C OF OGDEN CITY
SURVEY: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT,
THENCE EAST 47 FEET, THENCE SOUTH 8 RODS, THENCE WEST 47 FEET,
THENCE NORTH 8 RODS TO THE POINT OF BEGINNING.

Tax Year	Area	General Charges	Direct Charges	Penalties	Interest	Total
2013	25	388.87	192.30	14.53	16.11	611.81
2012	25	310.99	0.00	10.00	31.15	352.14
2011	25	218.70	7,503.09	193.04	1,323.62	9,238.45
2010	25	608.65	820.60	35.73	347.54	1,812.52
2009	25	802.46	155.00	16.05	267.05	1,240.56
Grand Total						13,255.48

Ricky D. Hatch, CPA, County Clerk/Auditor in and for Weber County, State of Utah,
declares that the above and foregoing instrument was signed in behalf of said county
by authority of Section 59-2-1351.1, Utah Code.


Ricky D. Hatch, CPA
Weber County Clerk/Auditor



Date: 6/19/2014

Exhibit D



GAGE FROERER & ASSOCIATES, INC.

2641 Washington Boulevard #101
Ogden, Utah 84401

Office (801) 621-0505

Fax (801) 621-0506

contact@c21utah.com

www.c21utah.com

February 5, 2018

Sean Wilkinson, AICP
Department Director
Weber County Community & Economic Development
444 24TH Street
Ogden, Utah 84401

Re: Opinion of Value Letter

Parcel# 02-042-0007

948 E 21ST Street

Ogden, UT 84401

Dear Mr. Wilkinson:

I have been asked to provide your office with a Broker's Opinion of value for the above referenced property.

The subject property consists of a 0.14 acre 6098 square foot vacant residential lot centrally located within Ogden City. Based upon current market conditions and sold transactions that have occurred in the marketplace within the past 200 days, it is my opinion that current value is **\$21,000.00** on the open market with an average marketing period.

I have attached supporting comparable sold MLS data sheets. Please feel free to contact me with any further questions.

Regards,

A handwritten signature in blue ink, appearing to read "Casey".

Casey Froerer

Associate Broker

Century 21 Gage Froerer & Associates

Office (801)621-0505

Mobile (801)698-4312

caseyfroerer@gmail.com



MLS# 1427805 Casey Froerer Associate Broker 801-698-4312

Tour/Open: None
List Price: \$19,000
Lease Price: \$0
CDOM: 109
DOM: 109
CTDOM: 21
Sold Price: \$19,000
Concessions: \$0
Address: 2809 S Jackson Ave

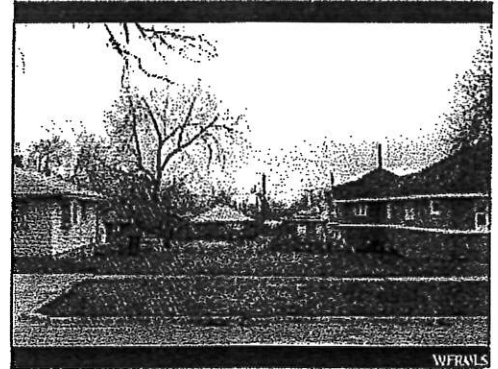
Status: Sold
Price Per:
List Date: 01/25/2017

Contract Date: 06/09/2017
Sold Date: 06/30/2017
Sold Terms: Cash

NS/EW: 2809 S / 1050 E
City: Ogden, UT 84403
County: Weber
Plat: THOMPSON &
DIETER'S
Tax ID: 02-010-0061 • History
Zoning Code: R-1-5

Area: Ogdn; W Hvn; Ter;
Rvrdl

LOT #:
Taxes: \$396
HOA Fee: \$0
HOA Transfer:
HOA Remarks:



Jr High:
Other Schl:
Acre FT./Share: 0.00 |
Dev. Spring: |

School Dist: Ogden
Sr High: Ogden
Acre FT./Share: 0.00 |
Wells: |
Culinary Well Health Inspected:
Prop Type: Residential
Acres: 0.11
Frontage: 35.0
Side: 137.0
Back: 0.0
Irregular: No
Facing: E
Drv. Access
Water Distance:
Sewer Distance:
Gas Distance:
Usable Electric:
Pressurized Irr.:
Conn. Fees:
Irrigation Co:
Water: Culinary Available
Exterior Feat.:
Irrigation:
Land Use:
Utilities: Gas: Available; Power: Available; Sewer: Available; Sewer: Public
Zoning: Single-Family
Possession: closing
Terms: Cash; Conventional
CCR: No
Lot Facts: Curb & Gutter; Fenced: Part; Sidewalks; Terrain: Flat
Pre-Market:
Township:
Range:
Section:
Section

Description:
Driving Dir:

Remarks: Great Buildable Lot on the East side of Ogden Very close to Weber State University (1.6 Miles less than 5 minutes) and could be a good place to build a home or a rental just below Harrison. Has Alley way access to the back of the lot. Previously had a home on the lot so most likely utilities are close. Nice flat lot off of busy streets. 2809 was granted a 35 foot frontage. This allows the sideward setbacks to be 5 feet and 8.75 feet. Build a Garage or a Smaller House... Lot is just below Harrison Blvd. Owner Agent.

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MLS# 1492979 Casey Froerer Associate Broker 801-698-4312

Tour/Open: None
List Price: \$20,000
Lease Price: \$0
CDOM: 6
DOM: 6
CTDOM: 16
Sold Price: \$20,000
Concessions: \$0
Address: 2669 S Monroe Blvd
NS/EW: 2669 S / 1000 E
City: Ogden, UT 84401
County: Weber
Plat:
Tax ID: 01-050-0005 • History
Zoning Code: R2
Status: Sold
Price Per: Other
List Date: 11/21/2017
Contract Date: 11/22/2017
Sold Date: 12/08/2017
Sold Terms: Cash
Area: Ogdn; W Hvn; Ter;
Rvrdl
LOT #:
Taxes: \$32
HOA Fee: \$0
HOA Transfer:
HOA Remarks:

School Dist: Ogden
Sr High: Ogden
Acre FT./Share: 0.00 |
Wells: |
Cullinary Well Health Inspected:
Prop Type: Residential
Acres: 0.14
Frontage: 0.0
Side: 0.0
Back: 0.0
Irregular: No
Facing: E
Drv. Access Asphalt; Concrete
Water Distance:
Sewer Distance:
Gas Distance:
Usable Electric:
Pressurized Irr.:
Conn. Fees:
Irrigation Co:
Water: Culinary Available
Exterior Feat.:
Irrigation:
Land Use:
Utilities: Gas: Available; Power: Available; Sewer: Available; Sewer: Public
Zoning: Single-Family; Multi-Family
Possession:
Terms: Cash; Conventional
CCR:
Lot Facts:
Pre-Market:
Township:
Range:
Section:
Section
Description:
Driving Dir:



Jr High: Mount Ogden
Other Schl:
Acre FT./Share: 0.00 |
Dev. Spring: |

Remarks: Great Building Lot in Ogden. Bring your own builder or use one of ours. Give me a call if you have any questions.

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MLS# 1473025 Casey Froerer Associate Broker 801-698-4312

Tour/Open: None
List Price: \$25,000
Lease Price: \$0
CDOM: 10
DOM: 10
CTDOM: 9
Sold Price: \$22,500
Concessions: \$0
Address: 555 E 20 Th St
NS/EW: 2000 S / 555 E
City: Ogden, UT 84401
County: Weber
Plat:
Tax ID: 01-045-0037 • History
Zoning Code:
School Dist: Ogden
Sr High: Ogden
Acre FT./Share: 0.00 |
Wells: |
Culinary Well Health Inspected:
Prop Type: Residential
Acres: 0.19
Frontage: 0.0
Side: 0.0
Back: 0.0
Irregular: No
Facing:
Drv. Access Concrete
Water Distance:
Sewer Distance:
Gas Distance:
Usable Electric:
Pressurized Irr.:
Conn. Fees:
Irrigation Co:
Water: Culinary Available
Exterior Feat.:
Irrigation:
Land Use:
Utilities: Gas: Available; Power: Available; Sewer: Available
Zoning: See Remarks; Single-Family; Multi-Family
Possession: Closing
Terms: Cash; Conventional
CCR:
Lot Facts: Terrain: Flat
Pre-Market:
Township:
Range:
Section:
Section
Description:
Driving Dir:

Status: Sold
Price Per:
List Date: 08/14/2017

Contract Date: 08/15/2017
Sold Date: 08/24/2017
Sold Terms: FHA

Area: Ogdn; W Hvn; Ter;
Rvrdl

LOT #:
Taxes: \$314
HOA Fee: \$0
HOA Transfer:
HOA Remarks:

Elem: Taylor Canyon
Priv Schl:
Acre FT./Share: 0.00 |
Surface: |

Jr High: Central
Other Schl:
Acre FT./Share: 0.00 |
Dev. Spring: |



Remarks: Great lot to build a new home on where are old one was previously. Previous home was torn down some years ago...
Fantastic lot in the heart of downtown Ogden!

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MLS# 1464635 Casey Froerer Associate Broker 801-698-4312

Tour/Open: Tour
List Price: \$29,500
Lease Price: \$0
CDOM: 12
DOM: 12
CTDOM: 49
Sold Price: \$25,000
Concessions: \$0
Address: 951 E 25th St
NS/EW: 2500 S / 951 E
City: Ogden, UT 84401
County: Weber
Plat:
Tax ID: 02-022-0044 • History
Zoning Code: RES
Status: Sold
Price Per:
List Date: 07/10/2017
Contract Date: 07/12/2017
Sold Date: 08/30/2017
Sold Terms: Cash
Area: Ogd; W Hvn; Ter;
Rvrdl
LOT #:
Taxes: \$409
HOA Fee: \$0
HOA Transfer:
HOA Remarks:
Elem: New Bridge
Priv Schl:
Acre FT./Share: 0.00 |
Surface: |
Jr High: Mound Fort
Other Schl:
Acre FT./Share: 0.00 |
Dev. Spring: |
School Dist: Ogden
Sr High: Ogden
Acre FT./Share: 0.00 |
Wells: |
Culinary Well Health Inspected:
Prop Type: Residential
Acres: 0.17
Frontage: 56.5
Side: 132.0
Back: 0.0
Irregular: No
Facing: N
Drv. Access
Water Distance:
Sewer Distance:
Gas Distance:
Usable Electric:
Pressurized Irr.:
Conn. Fees:
Irrigation Co:
Water: Culinary Available
Exterior Feat.:
Irrigation:
Land Use:
Utilities: Gas: Available; Power: Available; Sewer: Available; Sewer: Public
Zoning: Single-Family
Possession: Recording
Terms: Cash; Conventional
CCR:
Lot Facts: Corner Lot; Terrain: Flat; View: Mountain
Pre-Market:
Township:
Range:
Section:
Section
Description:
Driving Dir:



Jr High: Mound Fort
Other Schl:
Acre FT./Share: 0.00 |
Dev. Spring: |

Remarks: Ideal location for a single family or investment opportunity in the heart of 25th street. Corner lot offers access and convenience. Seller is motivated so bring a reasonable offer for a quick sale! Rectangular Lot, Front: 56.5, Sides: 132, per county records. Buyer and Buyer's agent to verify usage with City of Ogden

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Exhibit E

REAL ESTATE PURCHASE AND SALE AGREEMENT BY AND BETWEEN WEBER COUNTY AND BREITEN ANDERSON

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (hereinafter "Agreement") is made and entered into on the 13th day of February, 2018, by and between Weber County, a body politic, corporate and political subdivision of the State of Utah (hereinafter "County") and Breiten Anderson, with his principal address located at 4000 Brinker Ave. #19, Ogden, UT 84403 (hereinafter "Buyer").

RECITALS

WHEREAS, according to the official records of the Recorder of Weber County, State of Utah, County owns certain real property more fully described in this Agreement; and

WHEREAS, County declared such property as surplus to its needs on November 4, 2014; and

WHEREAS, Buyer approached County about purchasing the property; and

WHEREAS, Buyer desires to purchase such property on the terms and conditions more particularly set forth herein;

NOW, THEREFORE, it is hereby acknowledged and agreed by and between the parties hereto as follows:

SECTION ONE DESCRIPTION OF PROPERTY

The real property which is the subject of this agreement is described as follows:

Land Serial Number: 02-042-0007

BEING A PART OF LOT 1, IN BLOCK 48, OF PLAT C OF OGDEN CITY SURVEY: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT, THENCE EAST 47 FEET, THENCE SOUTH 8 RODS, THENCE WEST 47 FEET, THENCE NORTH 8 RODS TO THE POINT OF BEGINNING.

SECTION TWO PURCHASE PRICE AND TERMS

The purchase price for the above described property is twenty-one thousand dollars (\$21,000). The County shall convey the real property to Buyer by Quit Claim Deed upon receipt of the full purchase price.

SECTION THREE INDEMNIFICATION

Buyer agrees to defend, indemnify and hold harmless County, its officers, agents and employees for and against any claims or suits that arise as a result of this purchase and sale transaction.

SECTION FOUR NO WARRANTIES

The County does not warrant or guarantee that the property is free from easements, covenants, mortgages, liens, or other encumbrances, nor does the County make any other covenants or warranties concerning the property.

SECTION FIVE GOVERNING LAW

The laws of the State of Utah shall govern the validity, construction, enforcement, and interpretation of this Agreement.

SECTION SIX ENTIRE AGREEMENT

This Agreement constitutes the entire Agreement by and between the parties hereto with respect to the subject matter hereof, and no other statement, whether written or oral, shall be deemed a part of this Agreement unless specifically incorporated herein by reference. This Agreement supersedes any and all other agreements, negotiations, or understandings between the parties.

IN WITNESS WHEREOF the undersigned have affixed their respective signatures hereto on the dates indicated below.

BOARD OF COUNTY COMMISSIONERS
OF WEBER COUNTY

By _____
James H. "Jim" Harvey, Chair

Commissioner Ebert voted _____
Commissioner Gibson voted _____
Commissioner Harvey voted _____

ATTEST:

Date:

Ricky D. Hatch, CPA
Weber County Clerk/Auditor

BUYER: Breiten Anderson

Subscribed and sworn to before me, _____,
this ____ day of February, 2018.

Notary Public

Exhibit F

RECORDED AT THE REQUEST OF
AND WHEN RECORDED MAIL TO:

Breiten Anderson
4000 Brinker Ave. #19
Ogden, UT 84403

MAIL TAX NOTICE TO:

Breiten Anderson
4000 Brinker Ave. #19
Ogden, UT 84403

QUIT CLAIM DEED

Weber County Corporation, Grantor, of 2380 Washington Blvd., Ogden, UT 84401, hereby quit claims to Breiten Anderson, Grantee, at 4000 Brinker Ave. #19, Ogden, UT 84403, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Weber County, Utah, to wit:

The real property which is described as follows:

Land serial number: 02-042-0007

BEING A PART OF LOT 1, IN BLOCK 48, OF PLAT C OF OGDEN CITY SURVEY: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT, THENCE EAST 47 FEET, THENCE SOUTH 8 RODS, THENCE WEST 47 FEET, THENCE NORTH 8 RODS TO THE POINT OF BEGINNING.

BOARD OF COUNTY COMMISSIONERS
OF WEBER COUNTY

James H. "Jim" Harvey, Chair

I hereby certify that the sale and transfer of the property described herein was duly approved at a regularly scheduled meeting of the Board of County Commissioners on the 13th day of February 2018.

Ricky D. Hatch, CPA
Weber County Clerk/Auditor